

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting May 10, 2004

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Keith Hunter-Environmental Health, Dan Hickey-Fire Services, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Mr. Helms moved to approve the minutes from the May 3, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

Old Business:

Munz Design, Inc. – Major Development – Preliminary Plan Review

Ed Abshier, Abshier Engineering, Inc., was present and requesting preliminary approval to construct three buildings for a total of 23,000 square feet for warehouse storage and cabinet shop to employ approximately 20 people. Staff comments have been addressed on revised plans. Impact fees were discussed. A traffic impact study has been submitted. Weight limit concerns regarding the proposed access roads were discussed. The anticipated type of traffic will consist of small delivery trucks. The proposed access road, CR 106, is approximately 30 years old and was resurfaced about 20 years ago. Public Works is requesting the applicant conduct two core bearings on the access roads to determine if resurfacing will be required. Existing conditions have been added to the revised plans. “Do Not Enter” signs will be added. The handicapped parking space will be relocated and will be accessible by the sidewalk. The open area has been recalculated. The details for the dumpster enclosure and exterior lighting will be added to the engineering plans. Basic site information will be added to the plans also.

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The loading/unloading zones have been added to the revised plans. Department of Environmental Protection approvals for the potable water will be required if more than 25 employees are proposed. The septic tank location was discussed. Engineering comments were discussed regarding finish floor and spot elevations, which will be addressed on the engineering plans. American Disability Act accessibility and overflow elevation were also discussed.

Mr. Helms moved to approve the preliminary plans, subject to revised plans being submitted addressing all committee comments, and the issue regarding the need for the access roads to be resurfaced or not being resolved. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn excused himself from the meeting at 2:17 PM.

New Business:

VOS: Alexa Villas – Major Development – Preliminary and Engineering Review

Chris Germana and Sam Stebbins, Kimley-Horn and Associates, Inc., were present and requesting preliminary and engineering approval to develop a 66-unit subdivision. Staff comments have been discussed with the applicant. Turning radiuses and setback requirements were discussed. All improvements need to be shown on the plans. The applicant and committee members discussed the need for a secondary emergency access point. The committee recommends that such emergency access points be provided in the walled villas that have only one entrance. Mike Tucker, Villages Fire Chief, submitted a letter stating it was his opinion that a second access point would be unnecessary and a wider entrance would be acceptable and sufficient. Several committee members voiced concerns regarding the need for emergency access. Mr. Springstead stated his opinion that National Fire Protection Association regulations that addressed group housing could apply to villas, and that a secondary egress would be required. The different types of emergencies that could occur were discussed. Mr. Helms and Mr. Springstead agreed a clear method for exit/entrance should be provided. This provision has been required for previous villa subdivision submittals. The close distance between residences was discussed, although all distances meet fire safety requirements. It was determined a wider entrance would not eliminate traffic concerns. An emergency exit may require sub-grade road quality. Mr. Helms suggested an emergency access point be closer to the entrance road than the golf course. The emergency access issue has been presented to Kimley-Horn previously. Kimley-Horn requested the item be tabled until further discussion can be made regarding the emergency access issue.

Mr. Springstead moved to table the item until next week's meeting, May 17, 2004. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 123 – Major Development – Preliminary Plan Review

Chris Germana and Sam Stebbins, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop an 80-unit subdivision. Staff comments were discussed regarding missing details, site note errors and setbacks. The “restroom” shown on the plans will be removed. Proposed 25’ turning radiuses in the cul-de-sacs were discussed.

Mr. Cilenti moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

VOS: Hemingway Kilimanjaro Championship Golf Course – Medium Development – Conceptual Plan Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a 9-hole championship golf course. Staff and engineering comments were discussed regarding the proposed cart paths not being shown on the plans, a cart crossing being provided and setback lines being added to the plans. A golf cart tunnel will be provided on Morse Blvd. Traffic on Bonita Blvd. and Canal Street was discussed.

Mr. Helms moved for conceptual approval, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

Villages Dental Office @ Southern Trace Addition – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct an 8,742 square foot dental office with two floors. Staff and engineering comments were discussed regarding relocating the proposed driveway to the north of the property, setbacks, total impervious area proposed, exterior lighting details, fire hydrant location, copy of recorded deed, handicapped ramps and dumpster enclosure details. The out parcel not included in the project boundary is for a future sign. The parking area is flush with the handicapped areas.

Mr. Helms moved for preliminary and engineering plan approval, subject to all comments being addressed and revised plans being submitted. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for May 17, 2004.

The meeting adjourned at 2:52 P.M.